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Remember the Hours-2:30 and 7:30 p. m.

The Place Taylor Brothers, Manufacturing Jewelers, 607 Main Street.

66SOCIAL PESTS. 99 This Is What the New Zealanders or Call Their Landed Nabobs.

in Big Farms-is Forcing the Rich Estate Which the Government Took - Public Lands a Public



(Copyright, 1901, by Frank G. Carpenter.)

Wellington, New Zealand.—These questions are addressed to the land nabobs of the United States, to corporations and individuals who own their thousands of acres, who control vast tracts of pastures or who manage the bonanna farms of the great Northwest;

How would you like to have your lands at the mercy of the government, to be compelled to sell them at 10 per cent above the valuation you chier them for taxes, and to pay such taxes upon them that you will have to cultivate every part of them to make them a paying investment?

How would you like to have your taxes increased in proportion jo the extent of your property, so that they will be proportionated double or treible those of the small holders about you, and if you live outside he State in which the lands are situated to will have to pay 20 per cent. to pay such taxes upon them that you will have to cultivate every part of them to make them a paying lavestment?

How would you like to have your taxes increased in proportion to the extent of your property, so that they will be proportionately double or freshe those of the small holders about you, and if you live outside he state in which the hands are situated that you will have to pay 20 per cent in that you will have to pay 20 per cent in the liand any of the people who live on it innde?

That is the way they are doing things in

at is the way they are doing things in Zeniand.

Social Pests. The above are among the curious features of New Zealand's land system. The New Zealanders do not believe in large land holdings, and they are doing all that they can to have their country divided up Into small farms. They call the large land holder a "social pest," and scruple not to leave the country. They tax him in every way possible to get him to leave, and if he is an absentee, living in Europe or elsewhere, they so pile on the taxes that he has to self.

At present absentee property owners are charged 20 per cent more taxes than those living in New Zealand, and the taxes rise

The Government Pavs the Unemployed to Clear the Forests for New

"Social Pest" and His Undeveloped

Balloting for Sections in Warkakahi Estate, Canterbury. The Big Estates Are Divided and the People Ballot

man owns.

Everything is done to encourage small farmers. The man whose income is less than \$1500 a year, goes scott free, paying no taxes. He whose farm is worth only \$2500 is exempt, and if his estate is worth \$7500, he pays taxes on only \$5000 of its valuation. The tax is assessed on the unimproved valuation. The man who takes a peor farm and brings it up to a high state of cultivation pays only on what the haid was worth when he first plowed it, and his buildings and improvements are only taxed through the income which they bring him when this is over \$1500 per annum.

they bring him when this is over \$1500 per annum.

The rich man pays increased taxes on his land, on his income, on everything. Take the land, this tax is levied on its unimproved valuation, and this tax is increased according to its value. If his farm is worth more than \$12,300, he gets no exemption whatever. After it reaches the value of \$25,000 there is no deduction of the mortgages upon it, and from then on it increases at the rate or an eighth of a penny in the pound until it reaches a maximum taxation of two pence per pound, which is payable only when the value is a million deliars or more. He pays an increased tax on his income. The man who has only \$1500 a year pays no taxes whatever, but the man who has not \$5000 above this, pays six name to take the pound, or \$2\forall per cent, and a man whose taxable income is more than \$5000 pays 5 per cent. This does not seem a great deal without you figure it up.

does not seem a great deal without you figure it up.

Suppose your income was that of a congressman, you would nay 2% her cent on \$5000 less \$1500, or \$87 income tax. If you were one of the instituces of the supreme court and got \$10,000, you would have to pay 5 per cent on the extra \$5000, making your taxes \$327, and if you were one of our big trust magnates with an income of \$1,000,000 a year, your taxes would closely approximate \$50,000, and if you lived in New Zeeland you would have to pay them. It is safe to say that such men in the United States do not pay half as much. In New Zeeland they would probably be ranked as social peets.

Boss Seddon on New Zeeland's Land.

I had a talk with Mr. Richard Seddon, the premier of New Zeeland, as to the policy of the covernment as to its public

At that time. Premier Sedem went on, whore seemed a craze for large farms. The small holders were bought out by these large ones. Carporations were formed in England to get control of the New Zealand lands.

iand lands.

"The lands were named for syndicates and the tenants were squeezed in every possible way to increase the dividends. In parliament here it was asserted that the interest of one of these absence had companies had made a speech in the directors' meeting in London apoligizing because he could only declare a dividend and a honus of 15 per cent at that time, and stating that the shareholders must not look for higher dividends until the wages in New Zealnad were reduced. The tenants were charged such high rents that there was no money in farming. The small heldings were mortgaged so that the farm owners paid as much as the renters, and in the meantime the most of the money was going to England. Times became harder and our population began to fall off. This showed that we must change the system, and we adopted the present methods to get back the lands and put them in the hands of the people."
"Are there many large farms left?"
"Yes, a great many," replied Premier Sedon. "You see, our new system has been recently adopted and it is one with is necessarily slow. We have in New Zealnand all told about 34,000,000 acress occupied as farms or ranches. They are in the hands of 62,000 persons. Of these 105 own

as farms or ranches. They are in the hands of 62,000 persons. Of these 105 own 50,000 acres or more each, and nearly 400 own between 10,000 and 50,000 acres each, ln all the holdings 82 per cent are under 320 acres and 58 per cent are of 100 acres

220 acres and 58 per cent are of 100 acres or less.

"We have already spent more than a million pounds buying up private estates and throwing them open to the people. We have bought about seventy estates having an area of something like 323,030 acres. The lands are not bought directly out of the government funds, but the money for them is raised in England at 3 per cent interest on long time. The government guarantees the payment of the notes and this is also secured by a most gage on the land. The government charges 4 per cent to purchasers on long time leases. It charges 5 per cent on the lease with the advances for improvement added, but as this is on the actual cost price of the unimproved land it makes a very low rental. Of the money received 3 per cent goes to the paying of the interest. I per cent pays the expenses of the administration, etc., and the other 1 per cent is out into a sinking fund which will eventually pay off the purchase notes and vest the land in the government. I refer, of course, to land leased."

"On what conditions are the lands given to settlers?"

But suppose the men who own the es-ates do not care to sell. Mr. Selden. How

mere than \$1 an acre for it. There were allegether at our \$0.000 acres in the irnet temperature which was at that that doesn't the land was some very rich agricultural territors which was at that that doesn't to sheep raising. The assessed value of the land was equal to \$1.500.000, which was just \$2.00.000 more than the owner thought it ought to be taxed. He objected and the government thereupen took possession of the land upon his valuation, with ten per cent added. The land officials reserveyed the estate and divided it up into farms of from first to 100 acres cach and of pasteral ranches of from 500 to 3000 acres. They laid out a town site and three village sites and then built a railroad through the estate. Altogether they spent about \$300.000 in opening it up and then offered the lands to the people. They were rapidly taken up with the usual government torms, and at the end of six years the government was receiving 54s per cent on its expenditures, lustrad of a big steep ranch the estate was made up of small farms. Land used for grazing was yielding forty-five bushels of wheat to the acre and there were 11.000 acres of it in English risss. Aside from the sarioultural development more weel and mutton has been shipped from the state than when it was all devoted to sheep and lamiton has been shipped from the estate than when it was all devoted to sheep, in the neighborhood of 50.000 sheep and lamiton has been shipped from the estate than when it was all devoted to sheep, and lambs are still exported from it every year. When the government took that estate the employes upon it numbered something like a score. It supports now more than 12.0 people and it is spotted with pretty farm homes, with school houses here and there.

Public Lands a Public Trust.

In a chat with Mr. Edward Tregear 1 asked him how he could reconcile the ac-

In a chat with Mr. Edward Tregear asked him how he could reconcile the as tien of the government in forcing the estate owners to give up their lands

the rights of property. He replied:

"We do not look upon land as upon other property. Land should belong to the State. It is given to it by the Lord, to be held in trust for the people. It is all right for a man to own the improvements he makes upon the land and to be allowed to sell them or to leave them to his descendants; but as to the land itself I don't think their ever latended any one man to own vast tracts for all time, nor to allow him to say this land shall be the property of his children and grandchildren to the tenth generation.

own tast tracts for all time, nor to allow held, but as this is on the actual est price of the unimproved iand it makes a very low rental. Of the money received 3 per cent goes to the paying of the laterest. I per cent pays the expenses of the administration, etc., and the other I per cent is but live a sinking fund which will eventually pay off the purchase notes and very low have different methods of the settlers?"

"On what conditions are the lands given to settlers?"

"We have different methods of division and earment," replied the premier. "The people can buy the lands outright or they can lease them with the purchasing clause, or they can lease them for 960 years, opractically in perpetualty. This is at the option of the settler. If the man wants to buy for cash he pays one-fourth of the purchase money down and the rest within failtry days. If he wishes to purchase and has not the money he can lease the land, having 5 per cent annually on its cost to the government. Such a lease runs for twenty-flux years, with the right of purchase at the first price of any time after the years, or he can lease it on 4 per cent of its cost for 200 years.

"The government buys the land and side the settler in making his improvements, advancing the money to build his house and fences, etc. We require the settlers to like the plan, and last they are taking advantage of it. Nearly every cestate that we have taken up is settled. Land which has been used for raising sheep is now raising mea, and we have a prespectual farms although the settler. How the settlers to the amount of \$5 per acre and must cultivate a certain portion of it. We find that the people like the plan, and that the year taking advantage of it. Nearly every estate that we have taken up is settled. Land which has been used for raising sheep is now raising mea, and we have a prespectual farms although the accress of land can obtain any of the offered than there are far more applicants. But any support than the property of causing sheep is now raising mea, and w

farms, although it may take years to make it so. By the present laws uo man who has more than 640 acres of land can obtain any of the public lands. The land officials will not grant more than this amount and they will not give an applicant more than they will not give an applicant more than they think he can develop and care for. As it is, there are far more applicants for the lands offered than there are lands to give them. The government land agents examine all the applicants, and these who pass their examinations are allowed to ballot for the lands distributed. The government, in fact, divides the land

Anderson Locala.

Anderson, Texas, February 22 .- Judge N. G. Kittrell of Houston is here attending

All of Navarota was here today attend-

King and Machem and County Attorne Shannon were here attending county court, All witnesses who went to Galveston in the Henry String case have returned

Anderson is just as sure of the railroad as Navasota the fight is on between the two place.

Prindle McIntyre has bought the Wheat place and Mr. W. T. Alley has moved to H. Scott place.

Joel T. Smith, Ed. Hobbs, J. L. Cobb were appointed by Judge 1 G. 1977. ald to draw jury for May term and Augus

San Marcos News Notes. San Marcos, Texas, rebruary 22.—San Marcos observed holiday as to the banks and postoffice today.

Mrs. Hophienz and daughter. Miss Olga, are spending a few days in San Antonio. W. M. O'Hearne and family of Marquez are visiting Mr. J. T. Browder here. Mrs. Kevn is visiting her parents, Mr. and Mrs. C. D. Lake.
Ar. J. B. Hankla has removed with his family to San Antonio.
P. N. Springer, Esq., visited Wharton

P. N. Springer, Esq., visited Wharton this week.

Mr. Whilam Green returned this week from a visit to Waco.

Mr. G. G. Johnson leaves today for an extended trip through Mexico.

There is an effort being made to inaugurate the free rural mail delivery gown the river as far as Staples.

District court will convene here Monday, the 25th, when Hon, L. W. Moore will assume his dutles, but he is no prentice hand, having served with distinguished ability before.

ability before.

Mr. W. H. Vance of Palestine is here on business.

L. E. Owens, an old citizen of Hays county, died at his residence, in Stringtown, near San Marcos, on the 17th, of Bright's disease.

The Protestant Episcopal church, Rev. Milton A. Barber rector, will shortly creet an elegant new house of worship.

Wharton, Texas, February 23.-Three carloads of Wharton county ribbon cane syrup were shipped over the Maccaroni this week. It goes direct to purchasers having found buyers before leaving here. was the product of the Jones Camperdown refinery, located on the Cane Belt at this

point.
State Superintendent Kendall was furnished with the following figures relating to the schools in this district: White male, 88; female, 91. Colored, male, 96; female, 112. Total, 387.

Protracted Meeting at Crockett. Crockett, Texas, February 19.-Rev. Thomas Leitch, assisted by Rev. Ellis Smith, paster of the First Methodist church of this city, have for several days past been conducting a protracted meeting at the Methodist church. Two services a day are held, in the afternoon and at night. The music furnished is by lest local talent and is excellent. A great deal of interest has been manifested and there have been several conversions. The rermons delivered are logical, convincing, interesting and instructing.

FINE CHURCH FOR GREEKA Baptists Have Had the Plans D the Building. Greenville, Texas, February

tect W. E. Taylor is drawing par building to cost from \$18,00 u and if same should be adopted tist church will have one of t houses of worship in North Texas be modern in architecture, free west, with an inclined andiers fect, and seating capacity of 5 feet, and scating capacity of Sunday school room will be he an infant class room and a late above 14x16 feet and a late froom same size as the Sunday is. To the rear of the pulpit as he be the baptistry and decay preacher's library and stady choir stand will accompage signars. The entire building have a scating capacity of 10th hearted from a basement with entrances will be vestibated, the out draughts of cold air is size.

VICTORIA LOCALS

Entertainment Given by he Children Was a Success Victoria. Texas, February B. tertainment given by the spetenchers and papils of the view schools last evening was a

schools last evening war cess in every particular. Is house was quite well filed sell rendered the pretty programient style, the little tets from a ward, the lads and the last ward, the lads and the syoung ladies and roung suites ing most creditable transpings was very inclement, a lightener prevailed with the meter torium were comfortable from the free; up po nt. bot the same torium were comfortable from the part, which is considerable and part, which is considerable and the control of the c

Alice. Texas, February 5.of the Alice Improvement been duly qualified and had necessary evidence on 1 charter and have forwards

tion to Austin.

Messra. White Brothers in cured the contract to be well, have their machiner and have just commenced.

E. D. Sidberty, jump a lot, 100a lberty, jump a line business at the level is ample if we can still here is ample if we can still here is ample if we can still here is ample if we can still here.

ampie if we expect to to in 1901.
Gurenheim & Cohn any to build their new store in Mr. Jim Gibson his combined to the county commission of the county commission on the \$100 for school proper of voting an addition on the \$100 for school public no doubt thes is